



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

AUBURN OFFICE

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Auburn, CA 95603

530-886-3000/FAX 530-886-3080

Website: www.placer.ca.gov/planning

TAHOE OFFICE

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Tahoe City CA 96145

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E-Mail: planning@placer.ca.gov

CERTIFICATE OF COMPLIANCE

Receipt # _____ Filing fee: \$ _____ Hearing Date: _____ File #: **COC-**_____

PURSUANT TO A POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTY WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.

-----TO BE COMPLETED BY THE APPLICANT-----

1. Applicant _____
2. Assessor's Parcel Number(s) _____
3. Engineer (if any) _____ Telephone _____
Address _____
City _____ State _____ Zip Code _____
4. Volume and page of deed when subject parcel was first created (not subsequently transferred):
Volume _____ Page _____

SIGNATURE (Indicate if property owner, or buying subject to contract of sale)

--FOR COUNTY USE ONLY--

Planning Department -

Zoning when parcel created: _____ Recommendation: Approval _____ Denial _____

Comments/Conditions of Approval: _____

Public Works Department - Recommendation: Approval _____ Denial _____

Comments/Conditions of Approval: _____

Health Department - Recommendation: Approval _____ Denial _____

Comments/Conditions of Approval: _____

INSTRUCTIONS FOR FILING A CERTIFICATE OF COMPLIANCE

PURPOSE

Any person owning real property or a person buying real property in connection with a contract of sale may request a determination from the County that the property complies with State law and local ordinance (Section 66499.35(a) of the Subdivision Map Act).

This provision of the Map Act is most often used when a prospective buyer wants assurance that the parcel they wish to buy was created legally. It is also used to validate parcels created as non-valid building sites through the Minor Land Division process.

It should be noted that Certificates of Compliance, except in rare instances, do not address a parcel's "buildability." Whether or not a parcel can be built upon is a function of the ordinances in effect at the time of Building Permit application, which govern such activities.

NOTE: A separate application and fee is required for each parcel for which a Certificate is requested.

PROCESSING

1. Complete one Initial Project Application and one Certificate of Compliance application, and submit to the Planning Department along with the current filing fee.
2. Three copies of deeds which first created this parcel or which transferred this parcel at a time when such a transfer and parcel configuration complied with State and local law.
3. Three copies of any deeds which change the property's description between the time the parcel was created and the present.
4. Three copies of the current owner's deed.
5. 5 copies of the display map. The display map must be prepared using taped or known measurements of the property and shall be clearly and legibly drawn to scale on one sheet of paper no larger than 8-1/2" x 11" in size (or **folded** to that size). The map shall also contain the following information:
 - a. Boundary lines and dimensions of parcel being reviewed;
 - b. All existing structures together with their dimensions, approximate distance between structures and approximate distance from boundary line;
 - c. Names, locations and widths of all existing traveled ways, including driveways, streets and rights-of-way known to the owner, as to the location on or near the property;
 - d. Approximate area of property;
 - e. Approximate location and dimensions of all existing easements, wells, leach lines, seepage pits or other underground structures;
 - f. Approximate location of all creeks and drainage channels and a general indication of slope of the land;
 - g. North arrow and approximate scale of drawing;
 - h. Vicinity map to show the subject property in relation to existing County roads and adjacent properties sufficient to identify it for field review;
 - i. Assessor's parcel number, section, township and range;
 - j. Names of property owners and applicant (if any).